

REQUEST

Current Zoning: I-1 and R-22MF (general industrial and multifamily residential)
Proposed Zoning: UR-2(CD) (urban residential, conditional)

LOCATION

Approximately 1.1 acres located east of Turner Avenue, west of Bacon Avenue, and south of Rozzelles Ferry Road.



SUMMARY OF PETITION

The petition proposes to develop vacant property in the Seversville neighborhood with up to 15 single family attached units at a density of 13 units per acre.

**PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE**

Chamberlain Townhomes, LLC
James Doyle
Paul Pennell

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 4

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition upon resolution of requested technical revisions related to site and building design.

Plan Consistency

The petition is **inconsistent** with the portion of the site recommended for industrial land use, and **inconsistent** with the portion recommended for multi-family and single-family land uses, as per the *Central District Plan*, based on the *Plan's* recommendation for density not to exceed 8 dwelling units per acre. However, the proposed density of up to 17 dwelling units per acre is **consistent** with the *General Development Policies* (GDP).

Rationale for Recommendation

- The proposed site plan, while inconsistent with land use plan recommendations, is consistent with existing surrounding residential development.

- The property across Turner Avenue from the site, was rezoned in 2019 to MUDD-O to allow single family attached residential uses at a density of 19 dwelling units per acre.
- Residential uses are more appropriate in this area of the Seversville neighborhood, rather than the industrial uses that were recommended in the past. The adjacent Savona Mill property was rezoned in 2019 to support redevelopment and conversion of the property to commercial, office, and residential uses.
- The site is one block from a pair of CATS bus stops for Route 1, providing an alternative transportation option for future residents.

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan*, from industrial and multi-family land use at up to 8 dwelling units per acre to residential land use at up to 17 dwelling units per acre for the site.

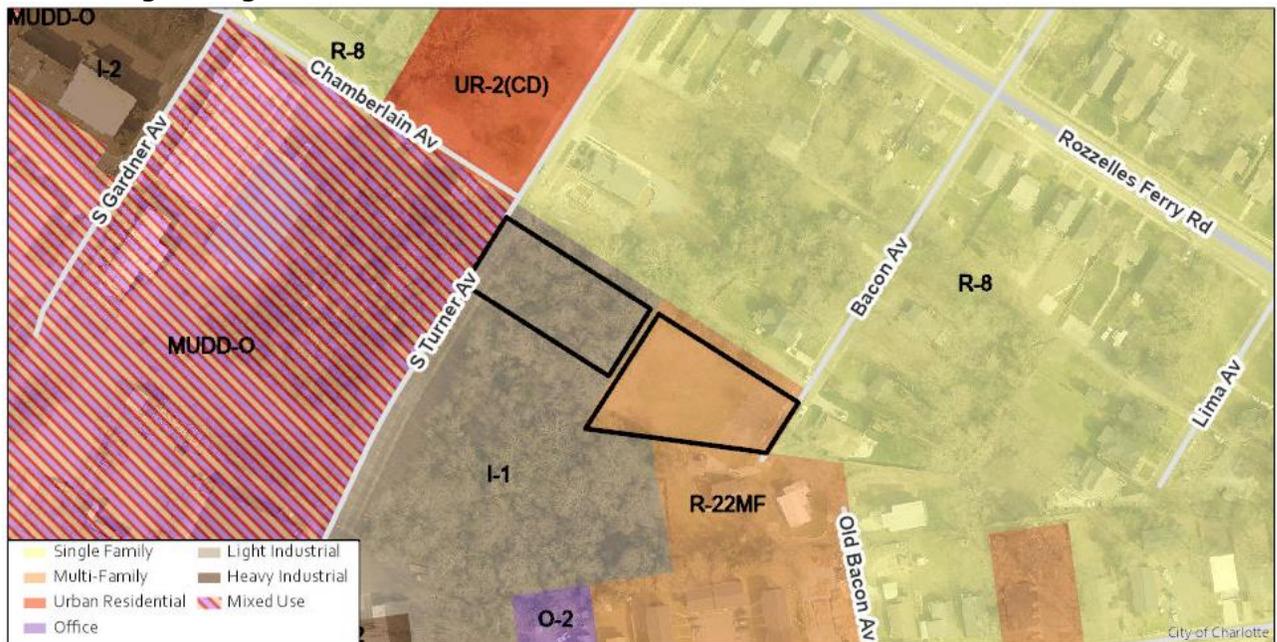
PLANNING STAFF REVIEW

• **Proposed Request Details**

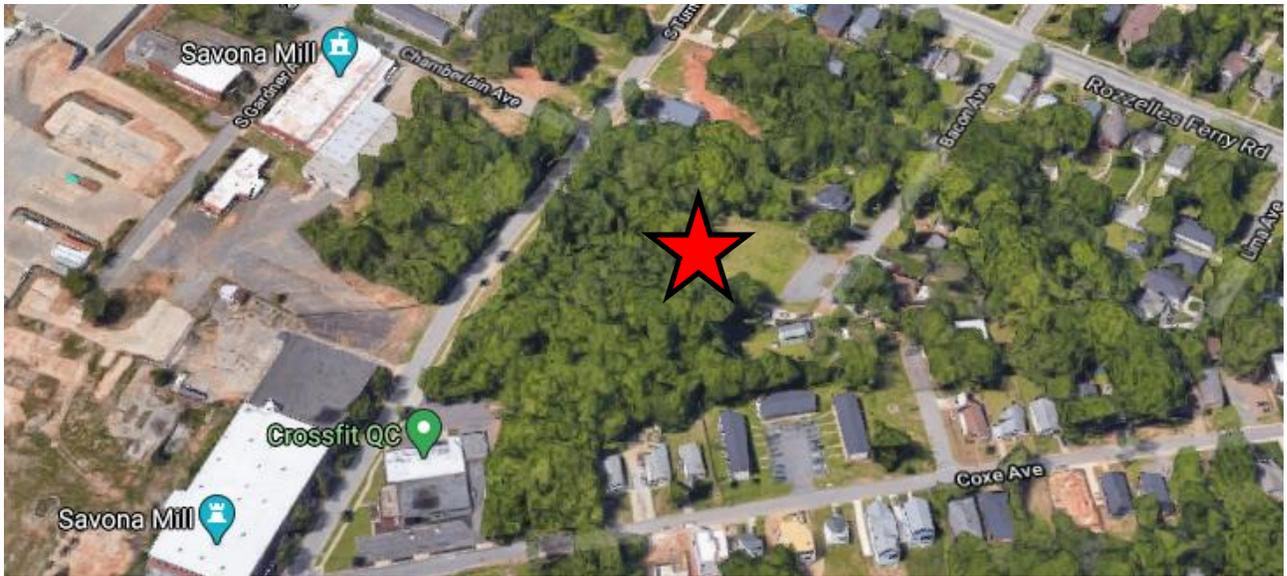
The site plan accompanying this petition contains the following provisions:

- Proposes 15 single family attached units in 3 buildings.
- Limits base maximum building height to 40’.
- Commits to architectural and design standards including usable porches and stoops, sidewalks to public rights-of-way, and blank wall limitations.
- Proposes all units to be rear loaded and accessed via private alleys.
- Limits most lighting to be full cutoff and downwardly directed. Allows for upward facing architectural and landscape accent lighting.
- Commits to dedication of right-of-way along South Turner Avenue to 36’ from centerline.
- Provides an 8’ planting strip and 8’ sidewalk on Bacon Avenue and 8’ planting strip and 12’ multi-use path along Chamberlain Avenue right-of-way.

• **Existing Zoning and Land Use**



The site is vacant land and is surrounded by single family residential, multifamily residential, warehouse, and brewery uses.



The site, denoted by a red star, is near Savona Mill in the Seversville neighborhood.



View of the site looking west from Bacon Avenue.



The properties north of the site are developed with single family homes.



The properties east of the site are developed with single family homes.



The properties to the south include single family residential, multifamily residential, and wooded undeveloped land.



Savona Mill occupies much of the land to the west of the site. It is planned to be redeveloped with retail, office, and residential uses.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2016-112	The petition rezoned 28 acres to MUDD-O allow reuse of the Savona Mill and other industrial buildings for a mix of residential and non-residential uses.	Approved
2019-076	The petition rezoned 2.39 acres to UR-2(CD) to allow the development of up to 47 single family attached units.	Approved

• **Public Plans and Policies**



- The *Central District Plan* (adopted 1993) recommends industrial for the portion of the site currently zoned I-1 and single family or multifamily at no more than 8 dwelling units per acre for the portion currently zoned R-22MF.
- The *General Development Policies* (GDP) provides policy guidance for evaluating proposed residential densities greater than four units per acre. The petition meets the General Development Policies locational criteria for consideration of over 17 dwellings per acre as illustrated in the table below.

Assessment Criteria	Density Category – up to 17 dua
Meeting with Staff	1
Sewer and Water Availability	2
Land Use Accessibility	3
Connectivity Analysis	5
Road Network Evaluation	0
Design Guidelines	4
Other Opportunities or Constraints	NA
Minimum Points Needed: 14	Total Points: 15

- **TRANSPORTATION SUMMARY**

- The site is located on Turner Avenue, a collector road. The petitioner is providing a 12' shared use path and an 8-ft planting strip and 6-ft sidewalk along Bacon Avenue, with accessible ramps. The existing sidewalk along South Turner Avenue will remain. The petitioner will also dedicate additional right-of-way along South Turner Avenue. All CDOT comments have been addressed.

- **Active Projects:**

- Savona Mill Rezoning Petition 2016-112 Transportation Requirements
 - The petitioner committed to implement a 3-travel lane Rozzelles Ferry street section between Turner Ave. and Gardner Ave., including a Rozzelles Ferry pedestrian refuge island to enhance pedestrian crossings.
 - Construction date: TBD
- Rozzelles Ferry Road Pedscape (West Trade/Rozzelles Ferry CNIP)
 - This project will provide new pedestrian refuge medians, new wheelchair ramps, street resurfacing, landscaping, street trees and drainage improvements along Rozzelles Ferry Road. Project Length is 0.7 Miles
 - Completion date: 2020
- Yellowstone - Zebulon Street Connectivity (West Trade/Rozzelles Ferry CNIP)
 - The project will construct a new street and bridge connecting Coronet Way and Rozzelles Ferry Road. The street will include a wide planting strip, sidewalk and multi-use path connecting the future greenway.
 - Completion date: 2021
- Five Points Public Plaza (West Trade/Rozzelles Ferry CNIP)
 - This project will provide a new public plaza at the Five Points intersection: Landscaping, seating, band shelter, artwork and drainage improvements.
 - Completion date: 2021

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (based on vacant land).

Entitlement: 65 trips per day (based on 11,000 square feet of warehouse).

Proposed Zoning: 75 trips per day (based on 15 townhome units).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** See advisory comments at www.rezoning.org
- **Charlotte Department of Solid Waste Services:** See Requested Technical Revisions, Note 2.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Police Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 2 students, while the development allowed under the proposed zoning may produce 1

students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 0.

- The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Bruns Avenue Elementary remains at 60%
 - Ranson Middle remains at 120%
 - West Charlotte High remains at 94%.
- **Charlotte Water:** Water and sewer service is accessible for this rezoning boundary. See advisory comments at www.rezoning.org
- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** See advisory comments at www.rezoning.org
 - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.

REQUESTED TECHNICAL REVISIONS

Site and Building Design

1. ~~Add floor area ratio allowed and proposed to site plan.~~ Addressed
2. ~~Address how trash and recycling will be handled. Trucks cannot back out onto a public street. Either add a turnaround or use smaller dumpsters on wheels that can be rolled to S Turner Avenue for staging on a dumpster pad.~~ Addressed
3. ~~Clarify max building height for structures is capped at 40'.~~ Addressed
4. Clarify that the proposed floor area is the maximum allowed onsite, reword proposed to maximum floor area on the Site Development Data table.

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: Joe Mangum (704) 353-1908